

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – March 24, 2006
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:02 a.m., recessed at 11:15 a.m., reconvened at 11:35 a.m. and adjourned at 12:46 p.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods

Commissioners Absent: None

Advisors Present: Beech, Brazell (DPW); Taylor (OCC); Vancio (DPR)

Staff Present: Pryor, Beddow, Gibson, Russell, Stevenson, Stocks, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of February 24 and March 10, 2006.

Action: Brooks – Riess

Approve the Minutes of February 24, 2006 with a minor correction to Page 4, and approve the Minutes of March 10, 2006, with a minor correction to Page 3.

Ayes: 7 - Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 0 - None

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were none.

D. Formation of Consent Calendar: Item 3

P56-020W¹, Agenda Item 1:

1. **Church of the Good Shepherd, Major Use Permit Modification P56-020W¹, Sweetwater Community Planning Area** (continued from February 10, 2006)

Requested Major Use Permit Modification to allow the addition of a new, 325-seat, 6,027 square-foot sanctuary with parking and utility improvements, a cosmetic remodel of the existing facilities, and the addition of a new, one-story 8,800 square-foot building with basement to replace the existing school building. This building will be used as a classroom and for meetings and storage. The applicant anticipates the use of this building for a new day-care facility that will accommodate a maximum of 60 children. The property is zoned RR1, Rural Residential Use Regulation, which allows Civic Use Types: Religious Assembly pursuant to Section 1370 of the Zoning Ordinance, and Child Care Center pursuant to Section 1332 of the Zoning Ordinance with approval of a Major Use Permit. The project site is located at 3390 Bonita Road.

Staff Presentation: Beddow

Proponents: 3; **Opponents:** 9

Discussion:

Staff has returned today with a Form of Decision that reflects the Planning Commission's approval of Major Use Permit Modification P56-020W¹ with the elimination of the daycare use proposed in Phase 3. In an attempt to further reduce concerns community residents may have about this proposal, legal representatives for the project opponents and for the applicant agree that the applicant will provide a gated emergency access at Grevilla Way and restripe Willow Street south of Bonita Road.

Motion: Riess –

Adopt the Form of Decision granting Major Use Permit Modification P56-020W¹ as amended to require that the applicant provide a gated emergency access at Grevilla Way, and restripe Willow Street south of Bonita Road.

This Motion is withdrawn when it is realized that the project opponents' attorney is recommending that church activities be restricted to uses that generate no more traffic than the trip generation rate assigned to church uses published by SANDAG. The Planning Commissioners are unwilling to accept this recommendation.

P56-020W¹, Agenda Item 1:

Commissioners Riess and Kreitzer explain that it is not possible to regulate ADTs, and believe removal of the proposed daycare use from the Major Use Permit Modification should alleviate fears of increased traffic. The Planning Commissioners also strive to ensure that the church operators may continue to conduct their outside activities during the summer, and provide daycare for those and other special occasions and activities.

Action: Miller – Brooks

Approve the Form of Decision for Major Use Permit Modification P56-020W¹, as prepared by Staff. Daycare for children is not to be provided on a daily basis, and the applicant is to provide a gated emergency access at Grevilla Way and restripe Willow Street south of Bonita Road.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

TM 5194RPL², Agenda Item 2:

2. Horizon View Estates, Tentative Map (TM) 5194RPL², Ramona Community Planning Area

Proposed subdivision of 289 gross acres into 36 residential lots ranging in size from 5.5 net acres to 9.8 net acres. The lots will rely on individual onsite septic systems for sewage disposal and groundwater wells for water. The site is subject to Policy 1.3, the Estate Development Area Regional Category, and the (18) Multiple Rural Land Use Designation of the Ramona Community Plan. This Land Use Designation requires minimum parcel sizes of four, eight and 20 acres, depending on the slope of the proposed parcel. Zoning on the site is split between the A70, Limited Agriculture Use Regulations (with four-acre minimum lot sizes), and the A70 Use Regulations (allowing eight-acre minimum lot sizes).

Staff Presentation: Russell

Proponents: 4; **Opponents:** 10

At their March 10, 2006 meeting, the Planning Commission directed Staff to further attempt to resolve issues related to provisions for trails. The applicant's representatives and several community residents maintain that trails should not be required, and would result in harmful impacts on existing agricultural uses. Other members of the audience support Staff's recommendations that trails prohibiting equestrian uses be provided, and insist that to do otherwise would not be consistent with Ramona's Trails Plan.

Commissioner Woods questions whether a trail alignment could be provided that avoids the majority of the existing groves and is located somewhat adjacent to the road while providing connectivity to other trails. Staff has investigated this alternative and believes it is possible. However, the problem is that this proposal is a subdivision of land; if the applicant wishes to retain the agricultural uses and not provide trails, they shouldn't contemplate subdividing the land.

Commissioner Miller concurs with Staff's statements that the best way to protect the grove is to not subdivide the property, but believes relocating the trails and installing fences to prevent intrusion into the groves could possibly work, as well as implementing CC&Rs that require Best Management Practices for agricultural uses on each of the parcels. Commissioner Miller believes the trails and the groves will cease to exist in the future if the trail dedication is not obtained now. Commissioner Kreitzer concurs with Commissioner Miller.

TM 5194RPL², Agenda Item 2:

Commissioner Beck voices a lack of support for this proposal, as he believes it could be better designed. He states the configuration proposed by the applicant will result in the very impacts on the groves that are being discussed today, i.e., roads, cars, children, etc. Commissioner Beck recommends that the groves be designated biological open space when or if agricultural uses cease. Commissioner Day strongly disagrees with this recommendation. He considers such an action illegally downzoning of private property.

Action: Brooks – Woods

Adopt the applicant's proposal with the provision that the trail that traverses north and south along the paved road be required as part of this project, according to recommendations recently revised by Staff.

Ayes:	4 -	Brooks, Day, Riess, Woods
Noes:	3 -	Beck, Kreitzer, Miller
Abstain:	0 -	None
Absent:	0 -	None

TM 5465, Agenda Item 3:

3. Scott Erreca, Tentative Map 5465, Lakeside Community Planning Area

Appeal of the Department of Planning and Land Use's requirement for specific environmental studies requested in the County's January 26, 2006 Scoping Letter. The project would subdivide a 22.71-acre lot into six lots. The project site is located within the Lakeside Community Plan area and access would be from Slaughterhouse Canyon Road. The subject property is zoned M58 – High Impact Industrial, with a minimum lot size of 10,000 feet². Under the County General Plan, the property is within the RDA and the (16) General Impact Industrial regional category designation. The applicant presently proposes extending public sewer and water mains from the Lakeside Water and Sewer Districts a distance of approximately 3,300 feet. The project site is located at 12570 Slaughterhouse Canyon Road.

Staff Presentation: Stevenson

Proponents: 1; **Opponents:** 1

The applicant's legal representative has submitted a letter requesting that the Planning Commissioners postpone their consideration of this Tentative Map until the applicant is available to attend the hearing.

Action: Woods – Riess

Postpone consideration of TM 5465 until April 7, 2006.

Ayes:	7 -	Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	0 -	None

**SPA 04-003, R05-003, TM 5393RPL²
and S04-053, Agenda Item 4:**

4. Crosby Estates – Emerald Cove, Specific Plan Amendment (SPA) 04-003, Zone Reclassification R05-003, Tentative Map TM 5393RPL² and Site Plan S04-053, San Dieguito Community Planning Area

Request for an amendment to the Santa Fe Valley Specific Plan to allow the subdivision of approximately 8.67 acres into 30 residential lots. The proposed Specific Plan Amendment reduces the number of units allowed within Subarea II.16 from 35 to 27 and increases the number of units allowed within Subarea II.30 from 22 to 30. In addition, language is proposed to be added that establishes special setback regulations for Subarea II.30. The Zone Reclassification is required to account for the change in density for Subareas II.16 and II.30 and to change the Setback Designator from "I" to "V". The "V" Designator allows for variable setbacks based on detailed building footprints illustrated on the Site Plan in accordance with the new regulations to be added to the Specific Plan Text. The Site Plan is intended to implement design standards set forth by design Special Area Regulations ("D" Designator). The project site is subject to the (21) Specific Plan Area Land Use Designation of the San Dieguito Community Plan and the zoning includes the RS2.5 and RV9 Residential Use Regulations. Subarea II.30 is located southwest of the intersection of Bing Crosby Boulevard and High Times Ridge. Subarea II.16 is located northwest of the intersection of Bing Crosby Boulevard and High Society Way. Both areas are within the Santa Fe Valley Specific Plan.

Staff Presentation: Stocks

Proponents: 5; **Opponents:** 6

This proposal was sent back to the Planning Commission by the Board of Supervisors to because of concerns about public noticing, and to allow further review of waivers initially requested by the applicant. It is explained that these waivers have been eliminated from today's proposal.

Though the San Dieguito Planning Group unanimously voted to recommend approval of this proposal, project opponents believe it's inconsistent with the Santa Fe Valley Specific Plan and the Zoning Ordinance. They object to the proposed increase in density and insist that the local fire department does not believe turn-around provisions are adequate. They also insist that setbacks for most of the proposed two-story lots are inadequate, and the proposed residences are too close to each other, making them consistent with the rural character of the community.

SPA 04-003, R05-003, TM 5393RPL²
and S04-053, Agenda Item 4:

The applicant's representative informs the Commission that community residents were notified in writing of the possible density transfer and signed disclosures indicating such. With respect to the setbacks discussed in correspondence from the local fire department, those issues have been resolved. Staff reminds the Planning Commissioners that the Specific Plan originally allowed 8.5 dwelling units per acre in this area. The Commission is also reminded that a Specific Plan is a tool to bridge the gap between the General Plan and the Zoning Ordinance, and amendments are not uncommon as markets change.

The Planning Commissioners are satisfied that noticing requirements were and have been met, but Commissioner Beck questions the logic of relocating density from the clubhouse area, and increasing density in Subarea II.30. It was his understanding that density transfers could only be made within or adjacent to Subareas. Staff clarifies that the Specific Plan permits transferring of units from one adjoining Subarea to another without the need to do a Specific Plan Amendment. This project proposes a Specific Plan Amendment.

Commissioners Beck and Kreitzer sympathize with those who've testified that they were unaware of the possible density transfer when they purchased their properties. Chairman Day also sympathizes with these speakers, but believes they were aware that changes could occur. Concerns are also raised about the proposed retaining wall which, while not specifically forbidden in the Specific Plan Text, is discouraged.

Action: Kreitzer – Woods

Recommend that the Board of Supervisors deny SPA 04-003, R05-003, TM 5393RPL² and S04-053.

Discussion of the Action:

Commissioner Beck clarifies that his support of this Motion is based on two issues: (1) land-use planning – he believes the density should remain by the clubhouse; and (2), and fairness – he does not believe increasing density by 25-30% in this area is appropriate. Commissioner Brooks announces he will not support this Motion. Though he understands and somewhat agrees with Commissioner Beck's comments, he believes the applicant has met all legal requirements.

Ayes:	4 -	Beck, Kreitzer, Riess, Woods
Noes:	3 -	Brooks, Day, Miller
Abstain:	0 -	None
Absent:	0 -	None

Administrative:

E. Director's Report

There was none.

F. Report on actions of Planning Commission's Subcommittees:

No Reports.

G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

Commissioner Day will attend the April 5, 2006 Board of Supervisors meeting.

H. Discussion of correspondence received by the Planning Commission:

There was none.

Department Report

I. Scheduled Meetings:

April 7, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 21, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 5, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 19, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 2, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 16 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 30, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
July 14, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 28, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

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SPA 04-003, R05-003, TM 5393RPL²
and S04-053, Agenda Item 4:

August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 12:46 p.m. to 9:00 a.m. on April 7, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.